

## DOWNTOWN DIAGNOSTIC

A consultant team headed by Crandall-Arambula of Portland, Oregon has begun working with the Mayor's Downtown Action Team to update the City's 30-year-old plan. The consultants specialize in downtown revitalization, with recent successful efforts in Portland, Oregon; Knoxville, Tennessee; and Racine, Wisconsin. Community workshops are scheduled over the rest of this year, with the first one scheduled for 5:30 p.m. on August 10<sup>th</sup> at the Cornhusker Hotel. You can follow the progress of this planning effort under **Downtown Master Plan** on Planning's web page.



## COMP PLAN CHANGES **CONFIRMED**



The City Council and County Board met together on June 15 to hear public comments on 14 proposed **amendments to the 2025 Comprehensive Plan**. Both boards voted to follow the Planning Commission recommendations on all the proposals.

## LOT SUPPLY AND DEMAND

The latest information tabulated by the Planning Department shows a continued reduction in the **supply of lots** for new residential construction. The number of vacant single-family lots in approved and submitted plats stood at 5,316 as of July 1, 2004. This compares to 5,729 lots available three months ago and 6,002 lots available a year ago. Building permits for new single-family homes continue to be strong, with 628 permits issued in the first six months of this year.



## Lincoln v. Omaha

The Planning Department is also keeping tabs on **housing costs** for Lincoln compared to its big sister to the east. Using information compiled by the two Realtor associations,\* the average cost of new homes sold in Lincoln in 2003 was \$194,024 compared to \$248,469 in Omaha. The average cost of existing homes in Lincoln last year was \$138,319 compared to \$144,266 in Omaha. The data also shows that housing costs have climbed faster in Omaha than in Lincoln over the past five years.

\* REALTORS Association of Lincoln and Great Plains REALTORS

# Code Amendments Lined Up

The Planning Department is working on amendments to development regulations that should streamline processes and improve our standards. Below are tentative Planning Commission hearing dates and contacts for more information; draft amendments will be:

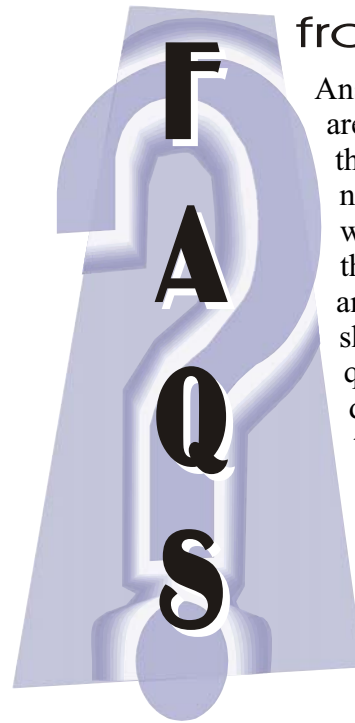
- ◆ Changes to Planned Unit Development provisions (Becky Horner): **August 18**
- ◆ Changes to Community Unit Plan, Special Permit and Use Permit provisions (Becky Horner): **September 1**
- ◆ “Build-through” provisions and new street standards for acreages in the City’s three-mile jurisdiction (Mike Dekalb): **September 15**
- ◆ Shortening timeframes for plats and simplifying bonding requirements for sidewalks and street trees (Tom Cajka): **October 1**
- ◆ Amendments to Neighborhood Design Standards (Ed Zimmer): **October 13**
- ◆ New standards for Antelope Valley redevelopment area (Steve Henrichsen): **October 13**

## NEIGHBORHOOD WORKSHOP

*Airport West Subarea Plan*

The Planning Department is conducting a workshop and meeting about the future of Northwest Lincoln. This workshop will take place at the Carol Yoakum Center, 4621 N.W. 48th Street on Wednesday, August 25<sup>th</sup> beginning at 6:00 p.m. and concluding by 7:30 p.m. Please come join us and provide your thoughts.

If you have any questions, please contact Duncan Ross at 441-7603 or at [dross@lincoln.ne.gov](mailto:dross@lincoln.ne.gov).



from **A** to **Z**

Answers to 16 questions that are most frequently asked of the Planning Department are now posted on Planning’s web page. The subjects of the **FAQs** range from annexation to zoning, with short answers to each question plus links to more detailed information. Please take a look at this new feature, and let us know if we missed your pet question, or if you have any other suggestions for improving this information.

## Revenues from Impact Fees

Last month, the impact fee ordinance passed its first year of collections. Public Works and Utilities reports that over that year, a total of just under \$2.5 million was collected with building permits for new construction. Of that amount, just under 80 percent was collected from residential projects and the remainder from commercial projects. About 60 percent of the revenue was directed to the fund for arterial street construction, with smaller amounts going to funds for water, sewer and neighborhood parks and trails. The impact fee ordinance was upheld by the District Court in a challenge to its validity, but that decision is being appealed to higher courts.

## Want to Opt Out?

We hope you are finding this newsletter on current planning issues, now over a year old, to be of sufficient interest to keep receiving it. If not, don’t worry about telling us – we are accustomed to a certain amount of rejection and promise not to hold it against you when you file your next application with us. So if you want to unsubscribe, please feel free to reply to this newsletter with that request. Of course, if you have any suggestions for improving the newsletter, we want to hear from you also.



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